



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village Two Neighborhood R-18A(c)
Single-Family Residential Homes**

Date: February 23, 2017
Applicant: Pacific Coast Communities
Case No.: DR16-0038, Cantamar
Address: OR VLG Two Neighborhood R-18A(c): South of Stearns Wharf Road, North and West of Paterna Drive (portion of APN 644-313-04-00)
Project Manager: Stan Donn

Notice is hereby given that on February 23, 2017, the Zoning Administrator considered Design Review (DR) application DR16-0038, filed by Pacific Coast Communities ("Applicant"). The Applicant requests a Design Review approval to construct eighteen (18) single-family residential homes on individual lots in Otay Ranch Village Two, Neighborhood, R-18A(c) ("Project"). The Project is located South of Stearns Wharf Road, North and West of Paterna Drive ("Project Site") and is owned by Village II of Otay HB SUB ("Property Owner"). The Project Site is zoned Planned Community (PC) District SF4 within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project is the construction of 18 single-family residential homes on individual lots. The lot sizes range from approximately 5,316 square-feet to 6,199 square-feet. There are three different plan types ranging from 2,625 to 2,895 square-feet, all consisting of two story homes, 5 and 6 bedrooms, two (2) car garage, and private open space.

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project was covered by previously adopted FSEIR 12-01. No further environmental review is required.

The Zoning Administrator approved said request based upon the following findings of fact:

- 1. That the proposed Project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-18A(c) is designated Residential Single-Family in the PC District Regulations of the Otay Ranch Village Two SPA Plan. The proposed Project is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

- 2. The proposed Project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The Project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements. Each home includes a two-car garage and private side and rear yards for recreational purposes. Enhanced architectural details are proposed along the street elevations per the Otay Ranch Village Two SPA plan.

3. **The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**


The proposed Project is a cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan in that the applicant will construct the homes in accordance with the architecture style (Tuscan, Craftsman, and Spanish), features, and colors and materials as shown on the site plan and elevations. The Project phasing and timely construction of the homes also ensures cost-effectiveness.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DR-16-0038, as described above subject to the following conditions of approval:

- I. **Prior to Project approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the Project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.


Signature of Applicant/Authorized Representative

2/23/17
Date


Signature of Property Owner/representative

2/23/17
Date

2. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees related to the R-18A(c) Neighborhood within deposit account DQ-3298.
3. The colors and materials specified on the application and building plans shall be consistent with the colors and materials shown on the approved site plan and elevation plan.
4. Prior to the approval of building permits, the Project shall comply with all applicable Otay Ranch Village Two Tentative Map - CVT No. 12-05 conditions of approval associated with each phase of development.
5. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City Engineer and recorded.

Fire Department

6. The Project shall comply with the Fire Protection Plan for Otay Ranch Village Two.
7. The Project requires a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
8. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this Project.
9. The fire hydrants shall be located not greater than 500 feet apart for single-family properties.
10. The Project requires a minimum of a 1" water meter.
11. All new one- and two-family homes and townhouses shall be equipped with life-saving NFPA 13D fire sprinkler systems.

Land Development/Landscape Architecture Division

12. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. CVT No. 12-05.
13. The following fees will be required based on the final building plans submitted:
 - Sewer Capacity Fee
 - Traffic Signal Fee
 - Public Facilities Development Impact Fees
 - Eastern Transportation Development Impact Fees
 - Other Engineering Fees as applicable per Master Fee Schedule

14. Additional deposits and fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of any of the following items:
 - Tentative Parcel Map, and Final Parcel Map
15. Park obligations arising from additional units shall be met through a combination of land dedication and development of turnkey parks in accordance with the Village Two Parks Agreement recorded on January 21, 2014.
16. Prior to the approval of any building permit, the Owner/Applicant shall submit duplicate copies of all commercial, industrial or multifamily projects in digital format, such as (DXF) graphic file, on a CD or through e-mail based on California State Plane Coordinate System (NAD 83, Zone 6) in accordance with the City's Guidelines for Digital Submittal. DXF file shall include a utility plan showing any and all proposed sewer or storm drain on site.
17. Improvement Plans in conformance with the City's Subdivision Manual and a Construction Permit will be required prior to issuance of any building permits. The Improvement Plan shall include but not be limited to:
 - Additional asphalt paving for the replacement of the existing curb, gutter and sidewalk.
 - Installation of curb, gutter, and sidewalk per San Diego Regional Standard Drawings G-3 along the Project's frontage. Sidewalks shall be designed and constructed with proper transitions to existing conditions.
 - Installation of driveway(s) meeting design standards as shown in Chula Vista standard. Dedication of right-of-way as needed in order for driveways to comply with American Disability Act (ADA) requirements.
 - Installation of pedestrian ramp in the Project per Chula Vista Construction Standard CVCS-25.
18. Prior to Parcel Map, Grading and Street Improvement Plan approval, the Owner/Applicant shall submit duplicate copies of the Street Improvement Plan, Grading Plan, Final Map, and Site Improvement Plan in digital format, such as (DXF) graphic file, on a CD or through e-mail based on California State Plane Coordinate System (NAD 83, Zone 6) in accordance with the City Guidelines for Digital Submittal.
19. Submit CC&R's, as approved by the City Attorney to the City Engineer and Director of Development Services Department for approval prior to approval of the Final Parcel Map. Said CC&R's shall include the following:
 - a) Indemnification of City for private sewer spillage.
 - b) Listing of maintained private facilities.
 - c) The City's right but not the obligation to enforce CC&R's
 - d) Provision that no private facilities shall be requested to become public unless all homeowners and 100% of the first mortgage owners have signed a written petition.

- e) Maintenance of all walls, fences, lighting structures, paths, recreational amenities and structures, sewage facilities, drainage structures and landscaping.
 - f) Implement education and enforcement program to prevent the discharge of pollutants from all on-site sources to the storm water conveyance system.
20. Said CC&R's shall be consistent with Chapter 18.44 of the Subdivision Ordinance, and shall be recorded concurrently with the Final Parcel Map.
 21. Any private facilities (if applicable) within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or building permit approval.
 22. All alleyways (if proposed) shall be private within the development.
 23. The Applicant shall process the Final Map to the satisfaction of the City Engineer.
 24. The Applicant shall comply with park obligation for R-18A(c) development, based on the current type and number of units. The payment of in lieu fees is currently deferred in accordance with chapter 17.10.100 of the Municipal Code. Fees will be due at the time that the deferral expires and will be charged at the rates in effect at the time of payment.
 25. The Chula Vista Landscape Water Conservation Ordinance shall be applied to the Project.
 26. The Applicant shall adjust the Final Map lot line on the north perimeter of park P-4 so that lot line of the area offered to the City for dedication coincides with the top of the slope. The slope between the MSCP area and the park site will then become part of the open space lot.
 27. The Applicant shall comply with park grading conditions no. 96 and no. 97 of the Tentative Map No. CVT No. 12-05.
 28. The Applicant shall submit a cash bond for the possible re-design of the community park in the eventuality that the water line is not relocated, pursuant to condition no. 100 of the Tentative Map No. CVT No. 12-05.
 29. The Applicant shall provide public access over easements and fee owned parcels that traverse any public park prior to the 588th building permit in accordance with Condition no. 92 of the Tentative Map No. CVT No. 12-05.
 30. The Applicant shall supply each new homeowner with a copy of the City of Chula Vista Landscape Water Conservation Checklist prior to occupancy of the homes.
 31. Prior to installation of front yard landscape, obtain City approval to front yard Landscape & Irrigation construction plans.

Public Works, Environmental Division

32. The Applicant shall comply with the construction debris recycling requirements including a performance deposit and Waste Management Report.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

33. The Applicant shall maintain the Project in accordance with the approved plans for DR16-0038, date stamped approved on February 23, 2017, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
34. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved Landscape Plan.
35. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, Otay Ranch Village II SPA Plan, and all other applicable City Ordinances in effect at the time of building permit issuance.
36. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof (February 23, 2020), in accordance with Section 19.14.260 of the Municipal Code.
37. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA, this 23rd day of February 2017.



Michael Walker
Zoning Administrator